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Gregory Natalino
TOWN CLERK

Zoning Board of Appeals Meeting

Monday, April 3, 2023 – 7:00 p.m.
Town Hall Conference Room

Approved

ATTENDANCE

Board Members Present: Acting Chairperson David Crow, Gregory Natalino, Pat Panza, Eric Orzel, and Wayne Garrick

Board Members Absent: Chairman Noah Eisenhandler and Cathy Bradley

Staff: Jack Demirjian, Planning and Zoning & Wetlands Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Acting Chairman Crow welcomed everyone to the April 3, 2023 Zoning Board of Appeals meeting and called the meeting to order at 7:05 p.m. He proceeded to introduce the Board members, Mr. Demirjian, Zoning & Wetlands Officer; Ms. Syat, Public Stenographer; and Ms. Satonick, Recording Secretary. He explained that four positive votes are needed to approve a variance request. All correspondence must be read into the record, and approved variances must be recorded on the land records within one year of approval. Mr. Crow stated that all present would be given an opportunity to speak. The applicant would present the case, and anyone in favor of the variance would first be allowed to speak. Any opposition would then be heard, and a final rebuttal would be allowed.

PUBLIC HEARINGS

The official legal notice for April 3, 2023 Zoning Board of Appeals was read into the record.

1. Review and Approval of Minutes – May 2, 2022

Mr. Panza made a motion to approve the May 2, 2022 minutes, seconded by Mr. Natalino. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow, aye. Mr. Natalino, Mr. Orzel, and Mr. Garrick abstained. The motion PASSED. (2-0-3)

PETITION #1826, Submitted by Dena and Andrew Lomaglio. For property known as 851 Donna Drive. For the construction of a one-story front porch. A Variance of Section 383-30 (A) Setback from Street Line is requested.

- Mr. Lomaglio spoke on the proposed addition. He explained that the variance setback request is 41.5 feet from the street. An A-2 survey was provided. The Commission members noted that the internal work includes constructing a second story addition with four bedrooms. Mr. Lomaglio reported that a new septic system was approved last year by the Town for a four-bedroom home and it has already been installed. Mr. Lomaglio also stated that the porch will not be enclosed.
- Mr. Panza inquired as to the nature of the hardship and Mr. Lomaglio explained that they own $\frac{3}{4}$ of an acre of land with wetlands on the property. Due to the shape of the lot, the placement of the house, the location of the new septic system, and the wetlands, they are unable to move the home back to accommodate a front porch.
- Mr. Garrick noted that the second floor addition will also require a variance setback request of 2.3 feet from the street and suggested that this be included in any motion that might be made for better clarification.

Mr. Panza made a motion to close the Public Hearing portion of the meeting, seconded by Mr. Garrick. The vote was recorded as follows: Mr. Natalino, aye; Mr. Panza, aye; Mr. Orzel, aye; Mr. Garrick, aye; and Acting Chairman Crow, aye. All were in favor and the motion PASSED.

- There was a brief discussion among the Commission members regarding the application and the hardship as it applies to the applicant.

Mr. Garrick made a motion to approve a 8.5 foot variance setback for the proposed front porch and a 2.3 foot variance setback for the second floor extension, as presented in Petition #1826. Mr. Panza seconded the motion. The vote was recorded as follows: Mr. Natalino, aye; Mr. Panza, aye; Mr. Orzel, aye; Mr. Garrick, aye; and Acting Chairman Crow, aye. All were in favor and the motion PASSED.

Mr. Panza made a motion to adjourn the meeting at 7:25 p.m. Mr. Orzel seconded the motion. The vote was recorded as follows: Mr. Natalino, aye; Mr. Panza, aye; Mr. Orzel, aye; Mr. Garrick, aye; and Acting Chairman Crow, aye. All were in favor and the motion PASSED.

Respectfully Submitted,
Deborah Satonick
Recording Secretary